

# September

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Commission meeting date  
for detailed Agenda  
information.

All [Planning Commission](#) meetings begin at 8:15 p.m., unless otherwise noted.

# PLANNING COMMISSION MEETING AGENDA

Wednesday, September 5, 2001

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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## SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ/FDP-2001-MA-017	Ivy Development, L. C.	Fran Burns	D/O to 9/19/01
SEA 85-L-110-4	Verestar, Inc.	Fran Burns	Rec. approval
Zoning Ordinance Amend.	(Commonly Accepted Pets)	Lori Kirst	Rec. approval

## SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ-2000-MV-066	South Station	Peter Braham	Rec. approval
FDP-2000-MV-066			Approved
PCA-1996-MV-037-4			Rec. approval

**PLANNING COMMISSION AGENDA  
WEDNESDAY, SEPTEMBER 5, 2001**

**8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

**ZONING ORDINANCE AMENDMENT (Commonly Accepted Pets)** – To amend Chap. 112 as follows: Revise the definition of commonly accepted pets to include African pygmy hedgehogs and hermit crabs.

**RZ-2001-MA-017/FDP-2001-MA-017 - IVY DEVELOPMENT, L.C.** - Appls. to rezone from R-2 & HC to PDH-8 & HC to permit resident. dev. at a density of 5.1 du/ac & approval of the conceptual & final dev. plans on prop. located on the S. side of Little River Tnpk., approx. 600 ft. W. of the intersect. of Columbia Rd. & Little River Tnpk. on approx. 7.65 ac. Comp. Plan Rec: 1-2 & 5-8 du/ac. Tax Map 71-2((1))27. MASON DISTRICT.

**SEA-85-L-110-4 - VERESTAR, INC.** - Appl. under Sect. 5-504 of the Zoning Ord. to amend SE-85-L-110 previously approved for satellite earth stations to permit bldg. addition, installation of new satellite pads & site modifications on prop. located at 6461 Stephenson Way on approx. 4.71 ac. zoned I-5. Tax Map 80-2((9))D. MASON DISTRICT.

**RZ-2000-MV-066/FDP-2000-MV-066 - SOUTH STATION LLC** - Appls. to rezone from PDH-5 & R-1 to PDH-3 to permit resident. dev. at a density of 2.96 du/ac & a church as a secondary use & approval of the conceptual & final dev. plans on prop. located on the E. side of Lorton Station Blvd., approx. 1,000 ft. N. of its intersect. w/Lorton Rd. on approx. 7.09 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 107-2((1))23, pt. 24 & pt. 46. (Concurrent w/PCA-1996-MV-037-4.) MT. VERNON DISTRICT. (DECISION ONLY)

**PCA-1996-MV-037-4 - SOUTH STATION LLC** - Appl. to amend RZ-1996-MV-037 previously approved for mixed use dev. to delete land area for inclusion w/in RZ-2000-MV-066 on prop. located on the E. side of Lorton Station Blvd., approx. 1,000 ft. N. of its intersect. w/Lorton Rd. on approx. 30,930 sq. ft. of land zoned PDH-5. Comp. Plan Rec: Mixed use. Tax Map 107-2((1))pt. 46. (Concurrent w/RZ/FDP-2000-MV-066.) MT. VERNON DISTRICT. (DECISION ONLY)

**RZ-2001-SU-016 - STARWOOD CERUZZI II, L.L.C.** - Appl. to rezone from C-8 & WS to I-5 & WS to permit industrial dev. w/an overall FAR of 0.09 on prop. located on the S. side of Penrose Pl. at its E. terminus on approx. 1.38 ac. Comp. Plan Rec: Mixed use. Tax Map 34-3((1))33 pt. & 33A pt. (Concurrent w/RZ-2001-SU-015, PCA-95-Y-016-2 & SEA-95-Y-024.) SULLY DISTRICT.

**RZ-2001-SU-015 - STARWOOD CERUZZI II, L.L.C.** - Appl. to rezone from I-3, I-5 & WS to C-8 & WS to permit shopping center dev. w/an overall FAR of .70 on prop. located on the N. side of Penrose Pl., approx. 900 ft. E. of its intersect. W/Lee Rd. on approx. 2.26 ac. Comp. Plan Rec: Mixed use. Tax Map 34-3((1))27-29. (Concurrent w/RZ-2001-SU-016, PCA-95-Y-016-2 & SEA-95-Y-024.) SULLY DISTRICT.

**PCA-95-Y-016-2 - STARWOOD CERUZZI II, L.L.C.** - Appl. to amend the proffers for RZ-95-Y-016 to delete land area & to permit a shopping center w/an overall FAR of 0.16 on prop. located in the N.E. quadrant of the intersect. of Lee Rd. & Penrose Pl. on approx. 55.38 ac. zoned C-8, HC & WS. Comp. Plan Rec: Mixed use. Tax Map 34-3((1))7B pt., 7C, 7D pt., 19 pt., 26, 33 & 33A. (Concurrent w/RZ-2001-SU-015, RZ-2001-SU-016 & SEA-95-Y-024.) SULLY DISTRICT.

**SEA-95-Y-024 - STARWOOD CERUZZI II, L.L.C.** - Appl. under Sects. 4-804, 9-607 & 9-620 of the Zoning Ord. to amend SE-95-Y-024 previously approved for an incr. in bldg. height & a waiver of certain sign regulations to permit automobile oriented uses, incl. service station, quick service food store, car wash, fast food restaurants, eating establishments, drive-in bank & change in land area on prop. located in the N.E. quadrant of the intersect. of Lee Rd. & Penrose Pl. on approx. 56.29 ac. zoned C-8, WS & HC. Tax Map 34-3((1))7B pt., 7C, 7D pt., 19 pt., 26-29, 33 pt. & 33A pt. (Concurrent w/RZ-2001-SU-015, RZ-2001-SU-016 & PCA-95-Y-016-2.) SULLY DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 5, 2001**

**DECISIONS ONLY:** RZ-2000-MV-066 - SOUTH STATION LLC (P/H on 7/18 & 7/19/01)  
FDP-2000-MV-066 - SOUTH STATION LLC " " " "  
PCA-1996-MV-037-4 - SOUTH STATION LLC " " "

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**ZONING ORDINANCE AMENDMENT** (Commonly Accepted Pets)

1. Arthur Trask, MD  
8835 Ashgrove House Lane  
Vienna, VA 22182

**RZ/FDP-2001-MA-017 - IVY DEVELOPMENT, LC**

1. Delores Payne  
4628 Columbia Road  
Annandale, VA 22003

**SEA-85-L-110-4 - VERESTAR, INC.** (Mason District)

NO SPEAKERS

# PLANNING COMMISSION MEETING AGENDA

Thursday, September 6, 2001

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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<a href="#">SCHEDULED PUBLIC HEARINGS</a>	<a href="#">APPLICANT</a>	<a href="#">STAFF ASSIGNED</a>	<a href="#">PC ACTION</a>
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Zoning Ordinance Amend. (Plant Nurseries)		D. Pesto	D/O to 9/20/01
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<a href="#">SCHEDULED DECISIONS</a>	<a href="#">APPLICANT</a>	<a href="#">STAFF ASSIGNED</a>	<a href="#">PC ACTION</a>
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RZ-2000-PR-052	Decorous Incorporated	C. Burnham	D/O to 9/20/01
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SE-01-Y-015	Redwood Commercial Real Estate Services, L.C.	F. Burns	Rec. Approval
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**PLANNING COMMISSION AGENDA**  
**THURSDAY, SEPTEMBER 6, 2001**

- 6:30 p.m.** The Planning Commission's **Residential Criteria Committee** will meet in the Board Conference Room to continue discussions with staff.
- 8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

**ZONING ORDINANCE AMENDMENT (Plant Nurseries)** - To amend Chap. 112 as follows: Amend the provisions regarding plant nurseries to expand the list of items which may be sold; address the plant nursery parking requirement; clarify the distinction between agriculture & a plant nursery; & clarify that a plant nursery in the C-5 through C-9 Districts is allowed as a retail sales establishment.

**S00-III-UP2 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of Va, Title 15.2, Chap. 22 concerning Tax Map Parcels 24-2((1))1, 2, 3, 4 & 10, approx. 74.44 ac. bounded by Frying Pan Rd. on the NE, by Rt. 28 on the W. & situated to the N. of the terminus of Park Center Rd. The area is planned for public park & office use up to .15 FAR w/options for office use up to .35 FAR & mixed use dev. to include hotel, conference center, trade or cultural facilities w/conditions. The Plan Amend. will consider a mix of uses including dev. containing office, retail & multi-family resident. up to a maximum of .5 FAR. Recommendations relating to design, public facilities & the transportation network may also be modified. HUNTER MILL & SULLY DISTRICTS. (DECISION ONLY.)

**RZ-2000-PR-052 - DECOROUS INCORPORATED** - Appl. to rezone from R-1 to R-3 to permit resident. dev. at a density of 2.0 du/ac on prop. located on the E. side of Woodford Rd., approx. 500 ft. N. of its intersect. w/Wolftrap Rd. on approx. 1.00 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-1((1))37. PROVIDENCE DISTRICT. (DECISION ONLY.)

**SE-01-Y-015 - REDWOOD COMMERCIAL REAL ESTATE SERVICES, L.C.** - Appl. under Sect. 4-204 and 9-612 of the Zoning Ord. to permit a drive-in bank and waiver of the minimum open space requirements on prop. located betw. Centreville Rd. & Old Centreville Rd. at the W. terminus of Singleton's Way on approx. 36,913 sq. ft. of land zoned C-2 & WS. Tax Map 65-2((1))14B pt. SULLY DISTRICT. (DECISION ONLY.)

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, SEPTEMBER 6, 2001**

**DECISIONS ONLY:** RZ-2000-PR-052 - DECOROUS INCORPORATED (P/H held on 6/21/01) – to 9/20/01  
SE-01-Y-015 - REDWOOD COMMERCIAL REAL ESTATE (P/H held on 7/25/01)

**DEFERRALS:** S00-III-UP2 - OUT-OF-TURN PLAN AMENDMENT - D/O to 9/20/01  
(Hunter Mill and Sully Districts)  
RZ-2001-SU-015 & RZ- 2001-SU-016 – STARWOOD CERUZZI – P/H to 10/3/01  
SEA 95-Y-024 & PCA-95-Y-106-2 – STARWOOD CERUZZI “ “

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**ZONING ORDINANCE AMENDMENT** (Plant Nurseries) (Wilson)

1. Paul Craven  
5301 George McKay Lane  
Fairfax, VA 22030
2. Kevin Warhurst  
Northern Virginia Nursery & Landscape Association  
13636 Rockflint Court  
Clifton, VA 20124
3. James Campbell  
Campbell and Ferrara Nurseries, Inc.  
6651 Little River Turnpike  
Alexandria, VA 22312
4. Frank McDermott, Esquire  
Hunton and Williams  
1751 Pinnacle Drive, #1700  
McLean, VA 22102



# PLANNING COMMISSION MEETING AGENDA

Wednesday, September 12, 2001

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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<a href="#">SCHEDULED PUBLIC HEARINGS</a>	<a href="#">APPLICANT</a>	<a href="#">STAFF ASSIGNED</a>	<a href="#">PC ACTION</a>
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SE-01-M-018	Motiva Enterprises, LLC	T. Swagler	Rec. Approval
SE-01-P-019	Clifton Paul & Nancy Carol Craven	C. Lewis	D/O to 10/11/01
AF-01-S-002	J. Gordon & Mary T. Kincheloe	T. Swagler	Rec. Approval

<a href="#">SCHEDULED DECISIONS</a>	<a href="#">APPLICANT</a>	<a href="#">STAFF ASSIGNED</a>	<a href="#">PC ACTION</a>
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S01-III-BR1	Springfield District (Formerly Sully)	P. Nee	D/O to 9/20/01
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**PLANNING COMMISSION AGENDA**  
**WEDNESDAY, SEPTEMBER 12, 2001**

**7:30 p.m.** The Planning Commission's **Policy and Procedures Committee** will meet in the Board Conference Room to discuss the schedule for the South County Area Plans Review (APR) cycle and modifications to the APR "Citizens Guide."

**8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

**SE-01-M-018 - MOTIVA ENTERPRISES LLC** - Appl. under Sect. 5-504 & 7-607 of the Zoning Ord. to permit a service station, quick service food store & car wash in a Highway Corridor Overlay District on prop. located at 5531 Backlick Rd. on approx. 1.35 ac. zoned I-5 & HC. Tax Map 80-2((7))Z1 & Z2. MASON DISTRICT.

**SE-01-P-019 - CLIFTON PAUL AND NANCY CAROL CRAVEN** - Appl. under Sect. 3-104 of the Zoning Ord. to permit a plant nursery on prop. located at 9023 Arlington Blvd. on approx. 3.72 ac. zoned R-1. Tax Map 48-4((1))44. PROVIDENCE DISTRICT.

**AF-01-S-002 - J. GORDON & MARY T. KINCHELOE** - Appl. authorized by Chap. 115 of the Fx. Co. Code to preserve significant agricultural & forest lands on prop. located at 7821 Kincheloe Rd. on approx. 176.50 ac. zoned R-C & WS. A&F District Advisory Cmte. Rec.: Approve. SPRINGFIELD DISTRICT.

**S01-III-BR1 – OUT-OF-TURN PLAN AMENDMENT** – To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of Virginia, Title 15.2, Chap. 22. concerning approx. 34 acres known as Land Bay A, located N. of I-66, W. of West Ox Rd & S. of Fair Lakes Pkwy, located in the Fx. Ctr. area of the Comprehensive Plan. The adopted Plan allows office mixed use up to .45 FAR at the overlay level w/an option for resident. use up to .45 FAR. The proposed Plan Amendment will consider changes to allow retail use & public facility use, including a forensic facility. (Tax Map 55-2((1))15). SPRINGFIELD (FORMERLY SULLY) DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 12, 2001**

**FEATURES SHOWN:**    FS-B01-18 - Nextel - University Mall Shopping Center  
                              FS-V01-42 - Omnipoint - 10112 Furnace Road

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SE-01-M-018 - MOTIVA ENTERPRISES LLC

NO SPEAKERS

SE-01-P-019 - CLIFTON PAUL & NANCY CAROL CRAVEN

1.    Freida Robey  
      2525 Ogden Street  
      Falls Church, VA 22043

AF-01-S-002 - J. GORDON & MARY T. KINCHELOE

NO SPEAKERS

S01-III-BR1 - OUT-OF-TURN PLAN AMENDMENT

NO SPEAKERS

# PLANNING COMMISSION MEETING AGENDA

Thursday, September 13, 2001

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<a href="#">SCHEDULED PUBLIC HEARINGS</a>	<a href="#">APPLICANT</a>	<a href="#">STAFF ASSIGNED</a>	<a href="#">PC ACTION</a>
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PCA-1997-LE-019	Catherine K. Bradford AKA C. A. Kyriacou	C. Burnham	D/O to 9/20/01
RZ/FDP-1999-PR-034	Courtyard Management Corp.	T. Swagler	D/O to 9/20/01

<a href="#">SCHEDULED DECISIONS</a>	<a href="#">APPLICANT</a>	<a href="#">STAFF ASSIGNED</a>	<a href="#">PC ACTION</a>
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RZ/FDP-2000-PR-064	S & R Developers Inc.	M. Godfrey	D/O to 9/20/01
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**PLANNING COMMISSION AGENDA  
THURSDAY, SEPTEMBER 13, 2001**

**8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

**PCA-1997-LE-019 - CATHERINE K. BRADFORD AKA C.A. KYRIACOU** - Appl. to amend the proffers for RZ-1997-LE-019 previously approved for showroom/office warehouse use to permit C-8 by-right uses w/overall FAR not to exceed 0.35 on prop. located on the W. side of Richmond Hwy., betw. Russell Rd. & Gregory St., approx. 175 ft. S. of the intersect. of Richmond Hwy. & Russell Rd. on approx. 1.69 ac. zoned C-8, HC & CR. Comp. Plan Rec: Retail & other uses. Tax Map 101-4((1))5B & 101-4((4))14B pt. LEE DISTRICT.

**RZ-1999-PR-034/ FDP 1999-PR-034 - COURTYARD MANAGEMENT CORPORATION** - Appls. to rezone from R-1, I-4 & I-5 to PRM to permit resident. & hotel dev. at an overall FAR of 2.25 & approval of the conceptual & final dev. plans on prop. located in the S.W. quadrant of the intersect. of Gallows Rd. & Prosperity Ave. on approx. 3.86 ac. Comp. Plan Rec: Office w/option for mixed use &/or resident. to 2.25 FAR. Tax Map 49-2((1))15 pt., 16 pt., 17 & 17A. PROVIDENCE DISTRICT.

**RZ-2000-PR-064/FDP-2000-PR-064 - S & R DEVELOPERS INC.** - Appls. to rezone fr. R-1 to PDH-2 to permit resident. dev. at a density of 1.51 du/ac & approval of the conceptual & final dev. plans & a waiver of the min. dist. size requirement on prop. located W. of Nottoway Park, on the E. side of Sutton Rd., approx. 400 ft. S. of its intersect. w/Courthouse Rd. on approx. 1.98 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 48-1((1))70. PROVIDENCE DISTRICT. (DECISION ONLY.)

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, SEPTEMBER 13, 2001**

**DECISION ONLY:** RZ/FDP-2000-PR-064 - S & R DEVELOPERS INC. (PH held on 5/30/01) – to 9/20/01

**FEATURE SHOWN:**

Providence FSA-P96-77-1 - Verizon - 1410 Spring Hill Road - Deadline 10/30/01

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PCA-1997-LE-019 - CATHERINE K. BRADFORD AKA C.A. KYRIACOU

None

RZ/FDP-1999-PR-034 - COURTYARD MANAGEMENT CORPORATION

- |                                                                                                        |                                                                                                    |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1. Anthony Socci<br>Westbriar Association<br>2700 Belle Forest Court, Unit 410<br>Vienna, VA 22180     | 9. Ray Worley<br>Dunn Loring Improvement Assn., Inc.<br>2537 Gallows Road<br>Dunn Loring, VA 22027 |
| 2. Tim Reed<br>Dunn Loring Woods Civic Association<br>8205 Bucknell Drive<br>Vienna, VA 22180          | 10. Ken Quincy<br>8225 Bucknell Drive<br>Vienna, VA 22180                                          |
| 3. Flint Webb<br>8308 Westchester Drive<br>Vienna, VA 22182                                            |                                                                                                    |
| 4. Rebecca Cate<br>8119 Westchester Drive<br>Vienna, VA 22182                                          |                                                                                                    |
| 5. Michael Cavin<br>8119 Westchester Drive<br>Vienna, VA 22182                                         |                                                                                                    |
| 6. Emory Tate<br>Providence Park Homeowners Association<br>2827 Charles Dunn Drive<br>Vienna, VA 22180 |                                                                                                    |
| 7. Bretislav (Bill) Borak<br>8115 Westchester Drive<br>Vienna, VA 22182                                |                                                                                                    |
| 8. Harold Collamer<br>Stonewall Manor Civic Association<br>8232 McNeil Street<br>Vienna, VA 22180      |                                                                                                    |

# PLANNING COMMISSION MEETING AGENDA

Wednesday, September 19, 2001

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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<a href="#">SCHEDULED PUBLIC HEARINGS</a>	<a href="#">APPLICANT</a>	<a href="#">STAFF ASSIGNED</a>	<a href="#">PC ACTION</a>
Zoning Ordinance Amendment	Increase number of Development Plans	S. Epstein	Rec. Approval
Zoning Ordinance Amendment	Home Child Care	J. Collins	D/O to 10/10/01
RZ-2001-MV-021	Wyngate	M. Stanfield	D/O to 9/20/01

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<a href="#">SCHEDULED DECISIONS</a>	<a href="#">APPLICANT</a>	<a href="#">STAFF ASSIGNED</a>	<a href="#">PC ACTION</a>
None at this time			

**PLANNING COMMISSION AGENDA  
WEDNESDAY, SEPTEMBER 19, 2001**

**8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

**ZONING ORDINANCE AMENDMENT (DEVELOPMENT PLANS)** - To amend Chap. 112 as follows: Amend Articles 16 & 18 to increase the number of dev. plans required for submission with a rezoning appl. from twenty-two to twenty-three.

**ZONING ORDINANCE AMENDMENT (CHILD CARE FACILITIES)** - To amend Chap. 112 as follows: Amend the provisions regarding home child care facilities to allow a home child care facility as a permitted accessory use to have one non-resident person involved in the use & to increase the max. number of non-resident children which may be allowed by special permit from 10 to 12.

**RZ-2001-DR-038 - FAIRFAX COUNTY PARK AUTHORITY** - Appl. to rezone from R-3 to R-1 for park purposes on prop. located approx. 700 ft. W. of Westmoreland St., approx. 400 ft. S. of Kirby Ct. & 1,000 ft. N. of Haycock Rd. on approx. 1.56 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 40-2((1))19 pt. (Concurrent w/RZ-2001-DR-013 & SEA-97-D-038.) DRANESVILLE DISTRICT.

**RZ-2001-DR-013 - (TRUSTEES OF) TEMPLE RODEF SHALOM** - Appl. to rezone from R-1 & R-3 to R-3 to permit a place of worship & related facilities w/a nursery school & child care center w/an enrollment of 100 or more students daily at an overall FAR of .20 located W. of Westmoreland St., approx. 500 ft. N. of Haycock Rd. on approx. 7.09 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 40-2((1))19 pt. & 25 pt. (Concurrent w/RZ-2001-DR-038 & SEA-97-D-038.) DRANESVILLE DISTRICT.

**SEA-97-D-038 - (TRUSTEES OF) TEMPLE RODEF SHALOM** - Appl. under Sect. 3-304 of the Zoning Ord. to amend SE-97-D-038 previously approved for a place of worship & related facilities w/a nursery school & child care center w/an enrollment of 100 or more students daily to permit site modifications & modification of land area on prop. located at 2100 Westmoreland St. on approx. 8.65 ac. zoned R-1 & R-3. Tax Map 40-2((1))19 & 25 pt. (Concurrent w/RZ-2001-DR-013 & RZ-2001-DR-038.) DRANESVILLE DISTRICT.

**RZ-2001-MV-021 - WYNGATE, LLC** - Appl. to rezone from C-8, R-2, HC & CRD to R-8, HC & CRD to permit resident. dev. at a density of 7.73 du/ac on prop. located on the S. side of Richmond Hwy., approx. 500 ft. W. of its intersect. w/Forest Pl. on approx. 6.34 ac. Comp. Plan Rec: 5-8 du/ac. Tax Map 101-3((1))35. MT. VERNON DISTRICT.



**RZ-2001-SU-016 - STARWOOD CERUZZI II, L.L.C.** - Appl. to rezone from C-8 & WS to I-5 & WS to permit industrial dev. w/an overall FAR of 0.09 on prop. located on the S. side of Penrose Pl. at its E. terminus on approx. 1.38 ac. Comp. Plan Rec: Mixed use. Tax Map 34-3((1))33 pt. & 33A pt. (Concurrent w/RZ-2001-SU-015, PCA-95-Y-016-2 & SEA-95-Y-024.) SULLY DISTRICT.

**RZ-2001-SU-015 - STARWOOD CERUZZI II, L.L.C.** - Appl. to rezone from I-3, I-5 & WS to C-8 & WS to permit shopping center dev. w/an overall FAR of .70 on prop. located on the N. side of Penrose Pl., approx. 900 ft. E. of its intersect. W/Lee Rd. on approx. 2.26 ac. Comp. Plan Rec: Mixed use. Tax Map 34-3((1))27-29. (Concurrent w/RZ-2001-SU-016, PCA-95-Y-016-2 & SEA-95-Y-024.) SULLY DISTRICT.

**PCA-95-Y-016-2 - STARWOOD CERUZZI II, L.L.C.** - Appl. to amend the proffers for RZ-95-Y-016 to delete land area & to permit a shopping center w/an overall FAR of 0.16 on prop. located in the N.E. quadrant of the intersect. of Lee Rd. & Penrose Pl. on approx. 55.38 ac. zoned C-8, HC & WS. Comp. Plan Rec: Mixed use. Tax Map 34-3((1))7B pt., 7C, 7D pt., 19 pt., 26, 33 & 33A. (Concurrent w/RZ-2001-SU-015, RZ-2001-SU-016 & SEA-95-Y-024.) SULLY DISTRICT.

**SEA-95-Y-024 - STARWOOD CERUZZI II, L.L.C.** - Appl. under Sects. 4-804, 9-607 & 9-620 of the Zoning Ord. to amend SE-95-Y-024 previously approved for an incr. in bldg. height & a waiver of certain sign regulations to permit automobile oriented uses, incl. service station, quick service food store, car wash, fast food restaurants, eating establishments, drive-in bank & change in land area on prop. located in the N.E. quadrant of the intersect. of Lee Rd. & Penrose Pl. on approx. 56.29 ac. zoned C-8, WS & HC. Tax Map 34-3((1))7B pt., 7C, 7D pt., 19 pt., 26-29, 33 pt. & 33A pt. (Concurrent w/RZ-2001-SU-015, RZ-2001-SU-016 & PCA-95-Y-016-2.) SULLY DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 19, 2001**

**DEFERRALS:** RZ-2001-DR-013 - TEMPLE RODEF SHALOM - P/H to 10/17/01  
SEA-97-D-038 - TEMPLE RODEF SHALOM " " "  
RZ-2001-DR-038 - FX. CNTY. PARK AUTHORITY " "

**DECISION ONLY:** RZ/FDP-2001-MA-017 - IVY DEVELOPMENT, LC (P/H held on 9/5/01)

**FEATURES SHOWN:** FS-H01-31 - AT&T - 8614 Westwood Drive  
FSA-H97-30-1 - Verizon - 2070 Chain Bridge Road  
FS-H00-97 - Sprint PCS - 2565 Horse Pen Road

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**ZONING ORDINANCE AMENDMENT**  
(Development Plans)

NO SPEAKERS

**ZONING ORDINANCE AMENDMENT**  
(Child Care Facilities)

1. Erin Cope  
9821 Covent Court  
Fairfax, VA 22032
2. Robert Cope  
9821 Covent Court  
Fairfax, VA 22032

**RZ-2001-MV-021 - WYNGATE, LLC**

NO SPEAKERS

# PLANNING COMMISSION MEETING AGENDA

Thursday, September 20, 2001

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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<b>SCHEDULED PUBLIC HEARINGS</b>	<b>APPLICANT</b>	<b>STAFF ASSIGNED</b>	<b>PC ACTION</b>
RZ/FDP-2001-MV-025 RZ-2001-MV-026	U.S. Government	P. Braham	Rec. Approval
CSP-86-C-121-2	Westerra Reston	C. Burnham	Withdrawn
2232-Y01-20	Park Authority	D. Jillson	Approved
<b>SCHEDULED DECISIONS</b>	<b>APPLICANT</b>	<b>STAFF ASSIGNED</b>	<b>PC ACTION</b>
S01-III-BR1	Out-of Turn Plan Amendment	P. Nee	Rec. Approval
PCA-1997-LE-019	Catherine K. Bradford	C. Burnham	Rec. Approval
RZ-2000-PR-052	Decorous Incorporated	C. Burnham	D/O to 10/4/01
RZ/FDP-1999-PR-034	Courtyard Management Corp.	T. Swagler	Rec. Approval
RZ-2001-MV-021	Wyngate L.L.C.	M. Stanfield	Rec. Approval
RZ/FDP-2001-PR-064	S & R Developers, Inc.	M. Godfrey	Rec. Approval
ZO Amendment	(Plant Nurseries)	D. Pesto	D/O to 10/11/01

**PLANNING COMMISSION AGENDA**  
**THURSDAY, SEPTEMBER 20, 2001**

**6:30 p.m.** The Planning Commission's **Residential Development Criteria Committee** will meet in the Board Conference Room to continue discussions on the proposed revisions to residential development criteria.

**8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

**RZ-2001-DR-014/FDP-2001-DR-014 - PROPERTY PROFESSIONALS, INC.** - Appls. to rezone from R-1 to PDH-2 to permit resident. dev. at a density of 1.52 du/ac & approval of the conceptual & final dev. plans on prop. located approx. 800 ft. S.W. of Leesburg Pi. at the N. terminus of Hidden Hill La. on approx. 11.19 ac. Comp. Plan Rec: 1-2 du/ac. Tax Map 28-2((1))5 & 7; 28-2((6))A1. DRANESVILLE DISTRICT.

**CSP-86-C-121-2 - WESTERRA RESTON LLC** - Appl. under Sect. 12-210 of the Zoning Ord. for approval of a Comprehensive Sign Plan for mixed use dev. approved w/RZ-86-C-121 on prop. located on the N. side of Sunset Hills Rd., E. of the Fx. Co. Pkwy., W. of Town Center Pkwy. & S. of W&OD Trail on approx. 18.48 ac. zoned PRC. Tax Map 17-3((1))34, 34A, 34B & 1B. HUNTER MILL DISTRICT.

**RZ-2001-MV-026 - U.S. GOVERNMENT** - Appl. to rezone from R-C to R-1 to permit resident. dev. at a density of 0.80 du/ac on prop. located W. of Pohick Rd. across from Rockdale La. on approx. 22.25 ac. Comp. Plan Rec: 1-2 du/ac. Tax Map 106-4((1))54 pt. (Concurrent w/RZ-2001-MV-025 & FDP-2001-MV-025.) MT. VERNON DISTRICT.

**RZ-2001-MV-025 - U.S. GOVERNMENT** - Appl. to rezone from R-C to PDH-4 to permit resident. dev. at a density of 2.86 du/ac incl. bonus density for the provision of ADUs, a school site & approval of the conceptual dev. plan on approx. 260.96 ac. on prop. located N.E. of Silverbrook Rd., approx. 1,600 ft. N. of its intersect. w/Plaskett La. Comp. Plan Rec: 2-4 du/ac & 4-6 du/ac. Tax Map 106-4((1))54 pt. (Concurrent w/FDP-2001-MV-025 & RZ-2001-MV-026.) MT. VERNON DISTRICT.

**FDP-2001-MV-025 - U.S. GOVERNMENT** - Appl. to approve the final dev. plan for RZ-2001-MV-025 to permit resident. dev. on prop. located N.E. of Silverbrook Rd., approx. 1,600 ft. N. of its intersect. w/Plaskett La. on approx. 242.46 ac. zoned PDH-4. Tax Map 106-4((1))54 pt. (Concurrent w/RZ-2001-MV-025 & RZ-2001-MV-026.) MT. VERNON DISTRICT.

**2232-Y01-20 – FAIRFAX COUNTY PARK AUTHORITY** – Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of VA for the interim use of a portion of the prop. located at 15150 Old Lee Rd., Chantilly, as a public park w/practice athletic fields & related facilities. Tax Map 43-2((5))A pt. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, SEPTEMBER 20, 2001**

**DECISIONS ONLY:** S01-III-BR1 - OUT-OF-TURN PLAN AMENDMENT (PH on 9/12/01)  
PCA-1997-LE-019 - CATHERINE K. BRADFORD AKA C.A. KYRIACOU  
(PH on 9/13/01)  
RZ-2000-PR-052 - DECOROUS INCORPORATED (P/H on 6/21/01)  
RZ/FDP-1999-PR-034 - COURTYARD MANAGEMENT CORP. (PH on 9/13/01)  
RZ-2001-MV-021 - WYNGATE L.L.C. (PH on 9/19/01)  
RZ/FDP-2000-PR-064 - S&R DEVELOPERS, INC.

**DEFERRAL:** RZ/FDP-2001-DR-014 - PROPERTY PROFESSIONALS, INC.- PH to 11/14/01  
S00-III-UP2 - OUT OF TURN PLAN AMENDMENT (D/O to 10/4/01)  
ZONING ORDINANCE AMENDMENT (Plant Nurseries) (D/O to 10/11/01)

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2232-Y01-20 – FAIRFAX COUNTY PARK AUTHORITY

1. Poe Leggette  
5271 Chandley Farm Circle  
Centreville, VA 20120
2. Dale Hutchinson  
5460 Chandley Farm Court  
Centreville, VA 20120

RZ-2001-MV-026 - U.S. GOVERNMENT  
RZ/FDP-2001-MV-025 - U.S. GOVERNMENT

- |                                                                                           |                                                                         |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 1. Jack Herrity<br>214 Locust Street<br>Vienna, VA 22180                                  | 6. Gordon Peterson<br>7994 Hidden Bridge Drive<br>Springfield, VA 22153 |
| 2. William Koch<br>8503 Shadeway Place<br>Springfield, VA 22153                           | 7. John Fedorshik<br>14080 Oxbridge Court<br>Woodbridge, VA 22193       |
| 3. Neal McBride<br>South Run Coalition<br>8105 Winter Blue Court<br>Springfield, VA 22153 | 8. Meg Kulungowski<br>7992 Hidden Bridge Drive<br>Springfield, VA 22153 |
| 4. Stephen Armstrong<br>6036 Chestnut Avenue<br>Falls Church, VA 22042                    | 9. Lynn Miller<br>8210 Mapleridge Avenue<br>Springfield, VA 22153       |
| 5. Per Kullstam<br>8508 Shadeway Pl.<br>Springfield, VA 22153                             |                                                                         |